

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4a/168 Victoria Road, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$490,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Northcote

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 212/332 High St NORTHCOTE 3070 | \$469,000 | 22/04/2025 |
| 2 | 302C/168 Victoria Rd NORTHCOTE 3070 | \$468,750 | 24/03/2025 |
| 3 | 4/299 Mansfield St THORNBURY 3071 | \$480,500 | 04/12/2024 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/05/2025 09:32



Property Type: Apartment

Agent Comments

Comparable Properties



212/332 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$469,000

Method: Private Sale

Date: 22/04/2025

Property Type: Apartment



302C/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$468,750

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



4/299 Mansfield St THORNBURY 3071 (VG)

Agent Comments



Price: \$480,500

Method: Sale

Date: 04/12/2024

Property Type: Strata Flat - Single OYO Flat

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